



Cross Hands, Llanelli SA14 6RY

- Detached Five Bedroom Bungalow With Granny Annex
 - Front & Rear Gardens
 - Bedrooms With En-suites
 - Village Location
 - EPC: tbc
- Off Road Parking For Several Vehicles
- Kitchen Dining With Separate Utility Room
- Excellent Links To A48 and M4 Junction 49.
- Freehold Property set in approx 0.20 acres
- CHAIN FREE PROPERTY

Asking Price £310,000 Freehold





Location



Description

Located between the village of Cross Hands and Gorslas you will find this delightful detached bungalow that offers a perfect blend of comfort and versatility. With five spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The layout of the rooms allows for a variety of uses, catering to your individual needs. The bungalow features a welcoming reception room, Kitchen/Dining room with a separate Utility room and three well-appointed wash rooms. Outside, the property boasts both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. The off-road parking accommodates up to several vehicles, making it an excellent choice for families with multiple cars or visitors. Situated conveniently near M4 junction 49, this home offers easy access to major transport links, making commuting a straightforward affair. Additionally, being a chain-free property simplifies the buying process, allowing for a smoother transition into your new home. This bungalow is a rare find combining spacious living with practical amenities. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this charming bungalow your own. EPC:tbc.

Disclaimer: The sellers have advised that the property is currently serviced by a septic tank. We have been informed by the owner that the property is in the process of being connected to mains drainage; however, at this stage no confirmed timeline for completion has been provided. Prospective purchasers are encouraged to make their own enquiries to verify the status of the drainage arrangements.

Porch

Access via uPVC double glazed door.

Hallway (L-Shaped)

Access via uPVC double glazed door, radiator, airing cupboard, hatch to attic space.



Reception Room

23'2" x 13'2" approx

uPVC double glazed sliding doors to rear garden, window facing front, two radiators.

Kitchen With Dining Area (L-Shaped)

19'5" x 14'3" x 9'0" approx

Fitted with matching base and wall units with worksurface over, electric oven and grill, electric hob with extractor hood over, sink with mixer tap, space for fridge/ freezer, two radiators and two uPVC double glazed windows to the front.

Utility Room

8'8" x 5'5" approx

Plumbing for washing machine and space for tumble dryer with worksurface over, base and wall units and shelving, sink with mixer tap.

Bedroom One

13'1" x 12'9" approx

uPVC double glazed window facing rear, radiator.

Dressing Room

6'5" x 6'4" approx

uPVC double glazed window to the side with obscure glass, fitted wardrobe, radiator.

En-suite

8'8" x 6'9" approx

Fitted with a three piece suite comprising of shower, W.C., and pedestal wash hand basin.

uPVC double glazed window to the side with obscure glass, radiator, extractor fan.

Bedroom Two

12'7" x 9'8" approx

uPVC double glazed window to the front, radiator.

Bedroom Three

11'5" x 9'8" approx

uPVC double glazed window to the rear, radiator.

W.C. En-suite

4'2" x 2'3" approx

Fitted with W.C., and wall mounted hand wash basin.

Bedroom Four

10'8" x 9'8" approx

uPVC double glazed window to the rear, radiator.



Family Bathroom

9'7" x 6'9" approx

Fitted with a three piece suite comprising of bath, W.C., and pedestal wash hand basin. uPVC double glazed window to the rear with obscure glass, radiator, extractor fan.

Granny Annexe/Bedroom Five (L-Shaped)

18'3" x 14'1" x 9'6" approx

uPVC double glazed window to the front and door to front, electric radiator.

Wet Room

8'8" x 7'6" approx

Fitted with a three piece suite comprising of shower, W.C., and pedestal wash hand basin. uPVC double glazed window to the side with obscure glass, electric radiator and extractor fan.

Boiler Room

Oil boiler.

External Front

Off Road Parking, Laid to lawn area, side access to rear garden.

External Rear

Rear garden laid mainly to lawn with patio area, oil tank, two wood built storage sheds.

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GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves

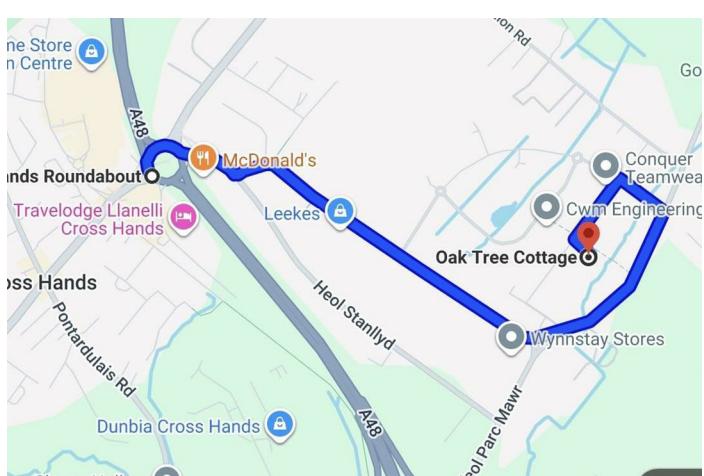






as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



Local Authority Carmarthenshire

Council Tax Band F

EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
					

Cymru Estates Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.